

What is claimed is:

1. An electronic agent for performing property-related searches and notifications based on search parameters provided by a user, the agent comprising:
  - a first device configured to receive information about residential properties;
  - a second device configured to receive information from the first device about a first property determined to be offered for sale, and determine whether the first property conforms to a differential valuation, the differential valuation being based on an offering price of the first property, an AVM generated value of the first property and one or more AVM-related user-provided parameters.
2. The electronic agent of claim 1, wherein AVM-generated value of the first property is provided by an AVM database containing AVM-generated values for substantially all properties in a first geographical area.
3. The electronic agent of claim 1, further comprising a notification device configured to notify the user when at least one property conforms to a differential valuation.
4. The electronic agent of claim 3, wherein the notification device is configured to notify the user via at least one communication conduit specified by the user.
5. The electronic agent of claim 4, wherein the notification device is configured to communicate with the user using at least one of an audio message to a telephone, an automated facsimile message and a pager message.
6. The electronic agent of claim 4, wherein the notification communication conduit includes at least one of e-mail, telephone and a pager.

7. The electronic agent of claim 1, further comprising an information device configured to provide detained information about conforming properties to the user.

8. The electronic agent of claim 7, wherein the information device is configured to provide the detailed information via at least one of e-mail and facsimile.

9. An electronic agent for performing property-related searches and notifications based on search parameters provided by a user, the agent comprising:  
an AVM database containing AVM-generated values for substantially every residential property in a definable geographic region;  
a first device configured to receive information about residential properties as they are initially offered for sale; and  
a second device configured to notify the user based on user-provided parameters, the offering price of the first property and at least one AVM entry in the AVM database.

10. The electronic agent of claim 9, wherein the second device is configured to identify properties that are offered for sale based on a difference between their respective offer prices and respective AVM values.

11. An apparatus for predicting the sale date of a property, comprising:  
a memory containing information about an identified property, the information including:  
an AVM-generated value of the identified property, and  
the offering price of the identified property; and  
a processing device that generates a sales profile for the identified property based on the offering price and the AVM generated value, the sales profile including a likely sale

date.

12. The apparatus of claim 11, wherein the information of the identified property further includes a geographic location of the property, and wherein the processing device uses the geographic information to generate the sales profile.

13. The apparatus of claim 12, wherein the information of the identified property further includes one or more structural details of the identified property.

14. The apparatus of claim 12, wherein the processing device is configured to generate a sales profile based on at least one of AVM values of other properties in the same geographic area as the identified property and spatial information derived from a GIS or GPS-based survey.

15. A storage medium containing a number of instructions that when accessed by a computer can enable the computer to perform agent-related services for a user, the storage medium including:

a first set of one or more instructions for receiving information about one or more first residential properties as they are initially offered for sale;

a second set of one or more instructions for determining whether the first residential properties conform to a differential valuation, the differential valuation being based on an offering price of the first property, an AVM generated value of the first property and one or more AVM-related user-provided parameters.

16. The storage medium of claim 15, wherein AVM-generated value of the first properties are provided by an AVM database containing AVM-generated values for substantially all properties in a first geographical area.

17. The storage medium of claim 15, further comprising a third set of instructions for generating AVM values for the first properties.

18. The storage medium of claim 15, further comprising a fourth set of instructions for automatically notifying the user when at least one property conforms to a differential valuation.

19. The storage medium of claim 18, wherein the fourth set of instructions include instructions for automatically generating voiced messages to the user.

20. The storage medium of claim 15, further comprising a fifth set of instructions for automatically providing detailed information of conforming properties to the user.

27. A collection of one or more storage media containing one or more databases that, when accessed by a computer can enable a user to perform a number of property-related queries, the storage medium including:

an AVM database;

wherein the AVM database is derived using spatial survey information, the survey information having a sufficient spatial resolution such that the relative distance between two properties can be determined to a resolution of at least one-hundred meters.

28. The storage media of claim 27, wherein the survey information has a sufficient spatial resolution such that the relative distance between two properties can be consistently determined to a resolution of at least one-hundred meters.

29. The storage media of claim 28, wherein the survey information has a sufficient spatial resolution such that the relative distance between two properties can be consistently determined to a resolution of at least ten meters.

30. The storage media of claim 29, wherein the survey information has a sufficient spatial resolution such that the relative distance between two properties can be consistently determined to a resolution of at least one meter.

31. The storage media of claim 27, further including a spatial database of properties containing the spatial survey information